LOT 90
IN OR 1740/1144
TIMBER CREEK PLANTATION #3

PETERSON ERIC D & APRIL
78345 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0090-0000

BUILDING CHARACTERISTICS

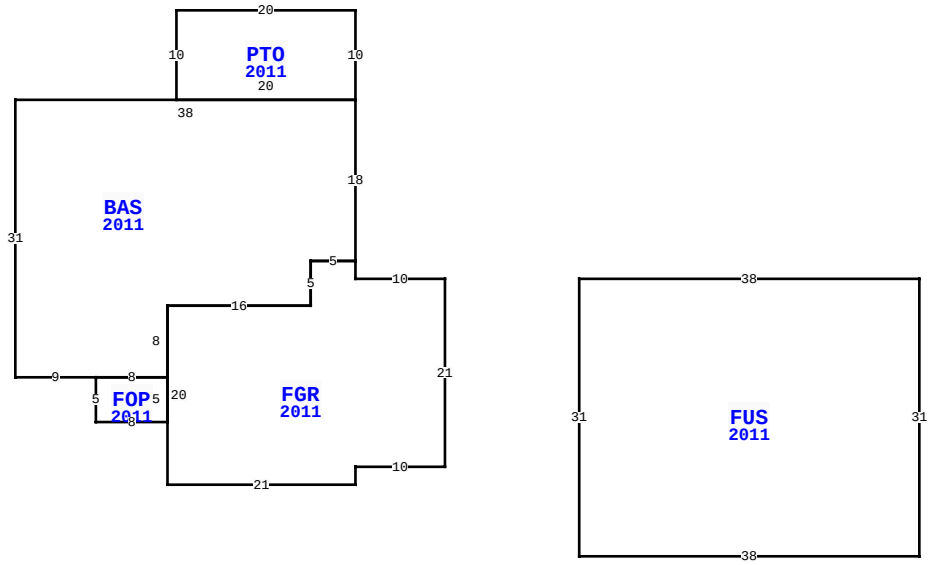
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	2011	985	103,903
FGR	655	55	2011	360	37,975
FOP	40	30	2011	12	1,266
FUS	1,178	100	2011	1,178	124,262
PTO	200	5	2011	10	1,055
TOTALS	3,058			2,545	268,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,545	107.6160	113.00	287,585	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 100% - 2013 Heated Area: 2163 HX Base Yr 2013



78345 DUCKWOOD TRL, YULEE

BLD DATE	07/27/2011 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,461
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		322,461
SOH/AGL Deduction		135,519
ASSESSED VALUE		186,942
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		130,531
TOTAL JUST VALUE		322,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24438	CO ISSUED	0	05/23/2011
B24438	NEW CONSTR	242,534	03/01/2011
M16001	H/AC	0	03/01/2011
P14682	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/1144	5/20/2011	WD	Q	I	02	176,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PETERSON ERIC D & A						
1724/1418	2/11/2011	WD	U	V	30	100,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W10 N2 BAS=[YR=2011] N18 PTO=[YR=2011] N10 W20 S10 E20$ W38 S31 E9 FOP=[YR=2011] S5 E8 N5 W8$ E8 N8 E16 N5 E5$ W5 S5 W16 S20 E21 N2 E10 N21$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ W15$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS